

**JOHNSON CITY REGIONAL PLANNING COMMISSION
MINUTES
June 10, 2014**

MEMBERS PRESENT: Kevin Cole, Chairman
Joe Wise, Vice-Chairman
John Hunter, Assistant Secretary
Greg Cox, Secretary
Jenny Brock
Brenda Clarke
Jamie Povlich
Jim Woods

MEMBERS ABSENT: Thomas Hord
Dan Rutledge

STAFF PRESENT: Angie Carrier, Director of Development Services Dept.
Steve Neilson, Development Coordinator
Angie Charles, Senior Planner
Jessica Harmon, Planner
Laura Edmonds, Administrative Coordinator
Travis Olinger, W/S Engineering Service Coordinator
Allen Cantrell, City Engineer

Chairman Cole called the meeting to order at 6:00 p.m. Commissioner Wise gave the invocation and led the Pledge of Allegiance.

The minutes of the regularly scheduled Planning Commission meeting on May 13, 2014, were approved by an 8 – 0.

The first item on the agenda was to consider the Annexation, Plan of Services and R-2 zoning for 2817 Knob Creek Road. The property is located within the Urban Service Area. Annexation is requested by the property owner, John M. Flaherty.

Public Hearing was held and no one spoke.

**Motion: Wise
Second: Woods**

To recommend approval of Annexation, Plan of Services and R-2 zoning for 2817 Knob Creek Road.

The motion passed by an 8 – 0 vote.

The second item on the agenda was to consider the Annexation, Plan of Services and R-2A zoning for the Oliver Farms Phase II Annexation. The property is located within the Urban Service Area. Annexation is requested by the property owner, John Isaacs.

Public Hearing was held and no one spoke.

Motion: Povlich
Second: Wise

To recommend approval of the Annexation, Plan of Services and R-2A zoning for the Oliver Farms Phase II Annexation.

The motion passed by an 8 – 0 vote.

The third item on the agenda was to consider Rezoning Request #983 for property located at Tax Map 53K Group D, Parcel 5, from R-2 (Low Density Residential) to R-2C (Low Density Residential) and associated Concept Plan. The petitioner proposed to divide the lot into two and construct two single family homes on the property. The petitioner is Andrew Begley.

Public hearing was held and no one spoke.

Motion: Woods
Second: Cox

To recommend approval of Rezoning Request #983 for property located at Tax Map 53K Group D, Parcel 5, from R-2 (Low Density Residential) to R-2C (Low Density Residential) and associated Concept Plan.

The motion passed by an 8 – 0 vote.

The fourth item on the agenda was a request to consider Washington County Rezoning Request for property located along Three Street from R-1 (Low Density Residential) to R-3A (High Density Residential). The petitioner is proposing to subdivide the property into six (6) lots; however, a binding Concept Plan is not required. If rezoned to R-3A, up to twenty-six (26) multi-family units could be allowed per the Washington County Zoning Resolution.

Public hearing was held.

Randall Hendricks, the petitioner, spoke for the rezoning. Mr. Hendricks stated that he has owned the property for five years and is having problems selling the property. He believes that boat houses are an appropriate use for the land and wants to subdivide the property to accommodate.

Rebekah Ketchy, on behalf of Diane McCrary at 137 Carbondale Road, spoke against the rezoning. Mrs. Ketchy mentioned that the area is already dealing with excess traffic and noise concerns from the nearby Sonny's Marina. She stated that this property is not prepared for a greater density. Nearby property owners are concerned that the rezoning would gravely affect property values.

Motion: Brock
Second: Hunter

**To recommend denial of Washington County
Rezoning Request for property located along
Three Street from R-1 (Low Density Residential)
to R-3A (High Density Residential).**

The motion passed by an 8 – 0 vote.

The fifth item on the agenda was a request to consider Zoning Ordinance amendments to Article II, Definition of Terms. As part of staff's continuing effort to update the Zoning Ordinance, staff has reviewed the Definitions Sections and is proposing a number of amendments. Some of the amendments were to update or help clarify existing terms.

Public hearing was held.

Emily Katt, 1208 Greenville Drive, spoke against the amendments to Article II, Definition of Terms. Mrs. Katt is in opposition of specifying the term "farm animals". She feels that these amendments would negatively impact those that are being responsible about the upbringing of farm animals.

A subcommittee was appointed to further review the definitions. The subcommittee consisted of Jamie Povlich, John Hunter, Kevin Cole, and Brenda Clarke.

Motion: Cole
Second: Cox

**To recommend deferral of Zoning Ordinance
amendments to Article II, Definition of Terms.**

The Motion passed by an 8 - 0 vote.

The last item on the agenda was a request to abandon a portion of right-of-way located off Lamons Court. The petitioner is Mr. Pramila Patel. The abandonment will close in length approximately

217 feet of right-of-way. Staff recommended denial of the request due to the presence of multiple utilities and as the abandonment would impact solid waste services being provided to surrounding properties.

Public hearing was held and no one spoke.

Motion: Woods
Second: Wise

**To recommend denial of a request to abandon a
portion of right-of-way located off Lamons
Court.**

The motion passed by an 8-0 vote.

There being no further business, the meeting was adjourned at 6:40 p.m.

APPROVED:

SIGNED:

Kevin Cole, Chairman

Greg Cox, Secretary